



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2682  
www.raleighnc.gov

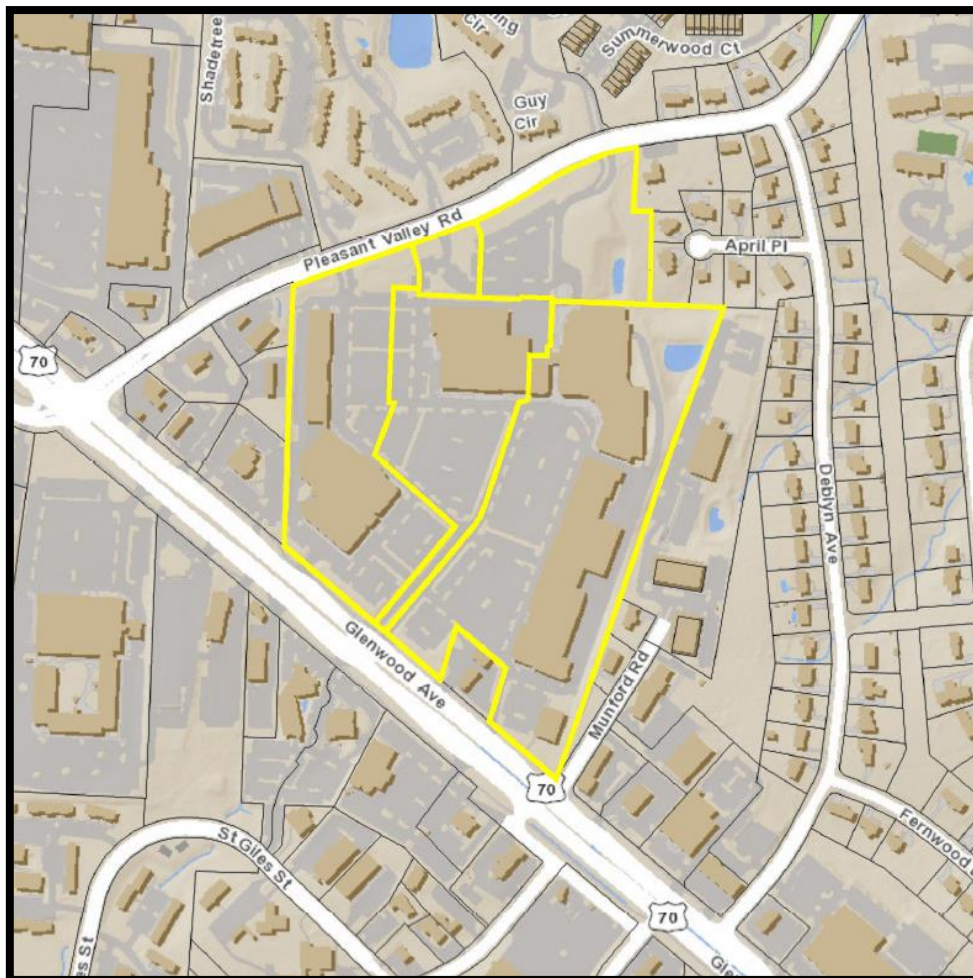
**Case File:** A-8-18

**Property Address:** 3900 and 3911 Pleasant Valley Road

**Property Owner:** Kimco Raleigh Limited Partnership

**Project Contact:** Michael Birch

**Nature of Case:** A request for a special use permit pursuant to Section 6.7.3.G.5. and Section 10.2.9. of the Unified Development Ordinance to allow for a pool with a linear dimension greater than 65' and an area greater than 4,000 square feet on an approximately 2 acre portion of a 7.87 acre parcel zoned Planned Development and located at 6401 Perry Creek Road.

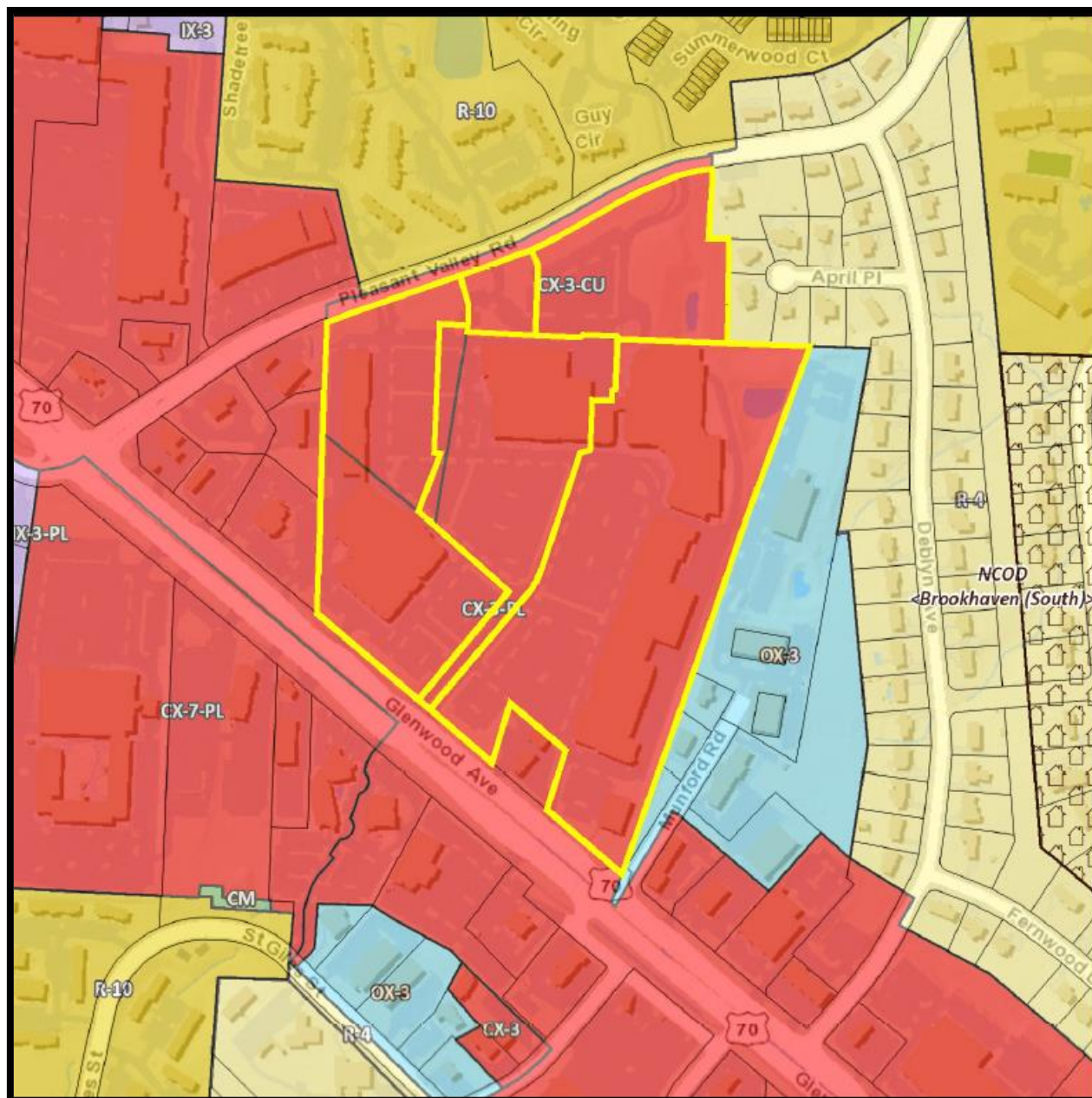


**6204, 6250, & 6274 Glenwood Avenue and 3900 & 3911 Pleasant Valley Rd – Location Map**

To BOA: 1-8-18

Staff Coordinator: Eric S. Hodge, AICP

**ZONING DISTRICTS:** Commercial Mixed-Use-3 Conditional Use and Commercial Mixed-Use-3 Parking Limited



6204, 6250, & 6274 Glenwood Avenue and 3900 & 3911 Pleasant Valley Rd – Zoning Map

**Section 10.2.6.E. Special Use Permit Showings**

Before a request for a special use permit is granted, the Board of Adjustment must show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see *Chapter 6. Use Regulations*);
3. The proposed use complies with any specific use standard listed in *Chapter 6. Use Regulations* without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and 8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

### **Section 7.3.8 Low Profile Ground Signs**

#### **A. Description**

A freestanding sign no more than 3½ feet in height on a supporting structure, post, mast or pole and not attached, supported or suspended to or from any building or structure. A sign permit is required for a ground sign.

#### **B. Size**

B1	Area (max)	70 sf
B2	Height (max)	3.5'
B3	Size of copy (min)	4"
B4	Lines of copy (max)	5
B5	Length in an OP or OX-district (max)	20'

#### **C. Location**

C1	Signs per site (max per street frontage)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	n/a
C4	ROW Encroachment	Allowed with Council approval

# Special Use Permit Application



**RALEIGH** For Submittal or Data  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> See Exhibit A	<b>OFFICE USE ONLY</b>
	<b>Transaction Number</b>  A-8-18
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b>	

GENERAL INFORMATION		
<b>Property Address</b> 6204, 6250, 6274 Glenwood Ave; 3911, 3900 Pleasant Valley Rd		<b>Date</b> 11/29/17
<b>Property PIN</b> 0786873182, 0786871774, 0786777799, 0786881131, 0786884198		<b>Current Zoning</b> CX-3-PL and CX-3-CU
<b>Nearest Intersection</b> Glenwood Ave. and Pleasant Valley Rd.		<b>Property size (in acres)</b> 35.95
<b>Property Owner</b> Kimco Raleigh Limited Partnership	<b>Phone</b> (704) 362-6131	<b>Fax</b>
<b>Owner's Mailing Address</b> 6060 Piedmont Row Drive South, Suite 200, Charlotte, NC 28287		
<b>Email</b> bbridges@kimcorealty.com		
<b>Project Contact Person</b> Michael Birch	<b>Phone</b> 919.645.4317	<b>Fax</b>
<b>Contact's Mailing Address</b> 2235 Gateway Access Point, Ste. 201, Raleigh, NC 27607		
<b>Email</b> mbirch@morrisrussell.com		
<b>Property Owner Signature</b> <u>KIMCO RALEIGH LIMITED PARTNERSHIP</u> By: Kimco North Carolina TRS, Inc., its general partner		Gary J. Bazydlo Vice President
<b>Notary</b>  Sworn and subscribed before me this <u>29<sup>th</sup></u> day of <u>November</u> , 20 <u>17</u> <i>My commission expires 6/27/21.</i>		<b>Notary Signature and Seal</b>  CYNTHIA MEADOWS NOTARY PUBLIC MECKLENBURG COUNTY, NC

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

## **Exhibit A**

### **Nature of Request:**

1. Property owner requests a special use permit for an additional low profile ground sign pursuant to UDO section 7.3.8.C2. As part of this request, property owner would remove the existing non-conforming medium profile ground sign and erect two conforming low profile ground signs along Glenwood Avenue.





EX-2

SHEET NUMBER

CITY OF RALEIGH  
NORTH CAROLINA  
PLEASANT VALLEY  
PROMENADE

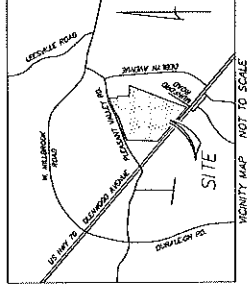
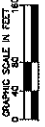
PROPOSED SIGNAGE  
EXHIBIT

RHA PROJECT  
DATE  
11/02/2017  
DESIGNED BY JSL  
CHECKED BY JSL

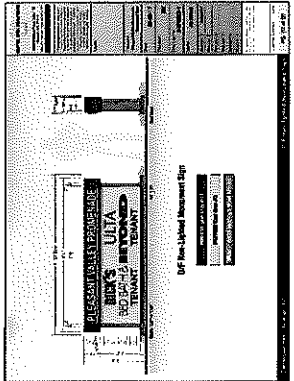
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
431 FAIRVIEW AVE., SUITE 200, RALEIGH, NC 27601  
PHONE: 919-833-1437  
FAX: 919-833-1438  
WWW.KIMLEY-HORN.COM

Kimley»Horn

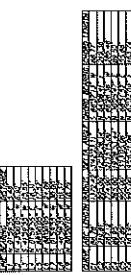
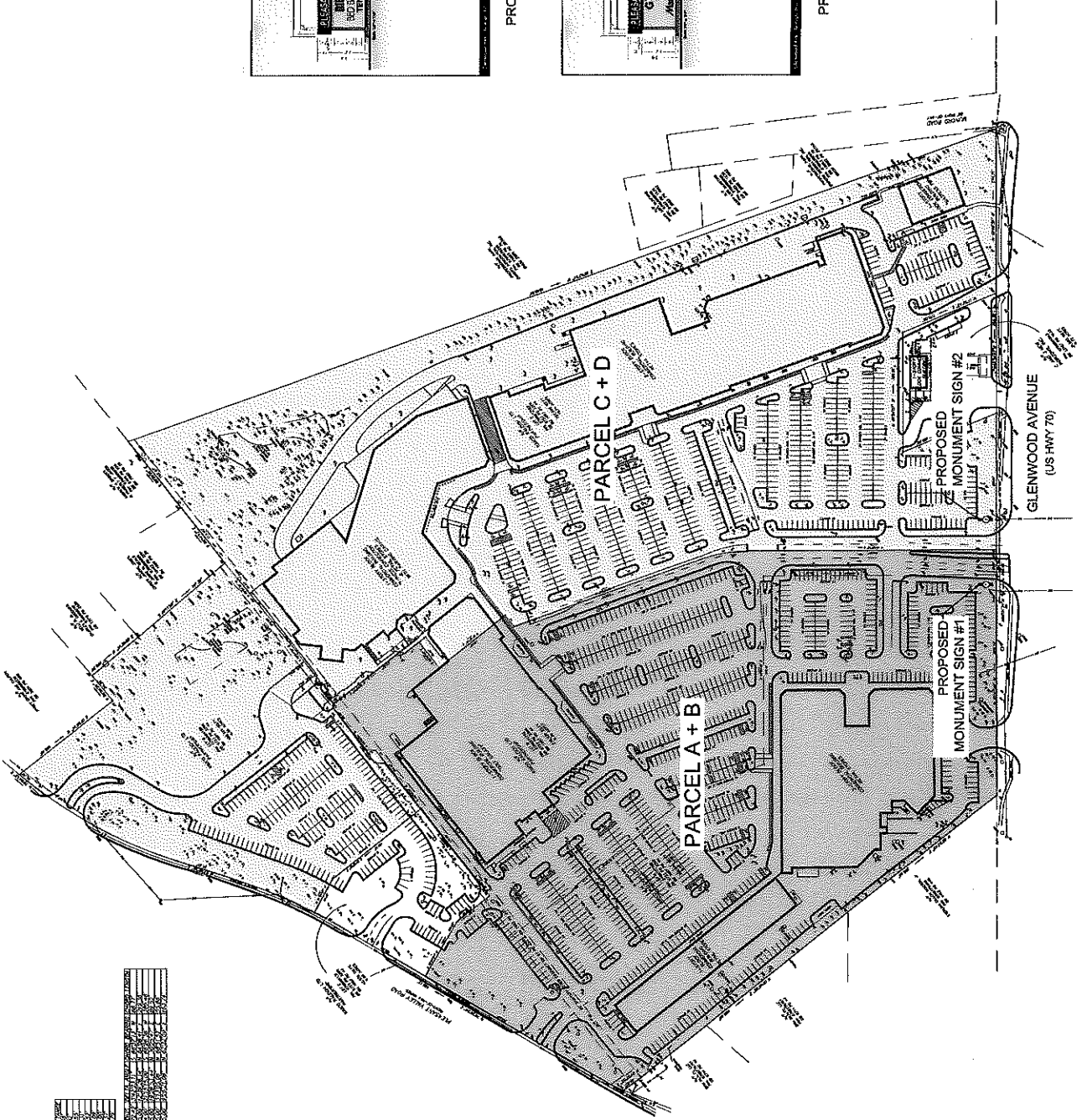
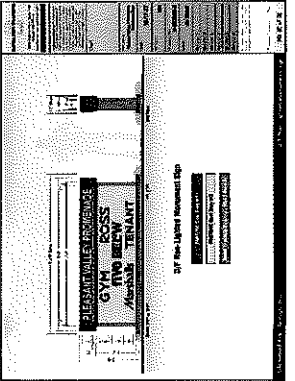
NO.	REVISIONS	DATE	BY

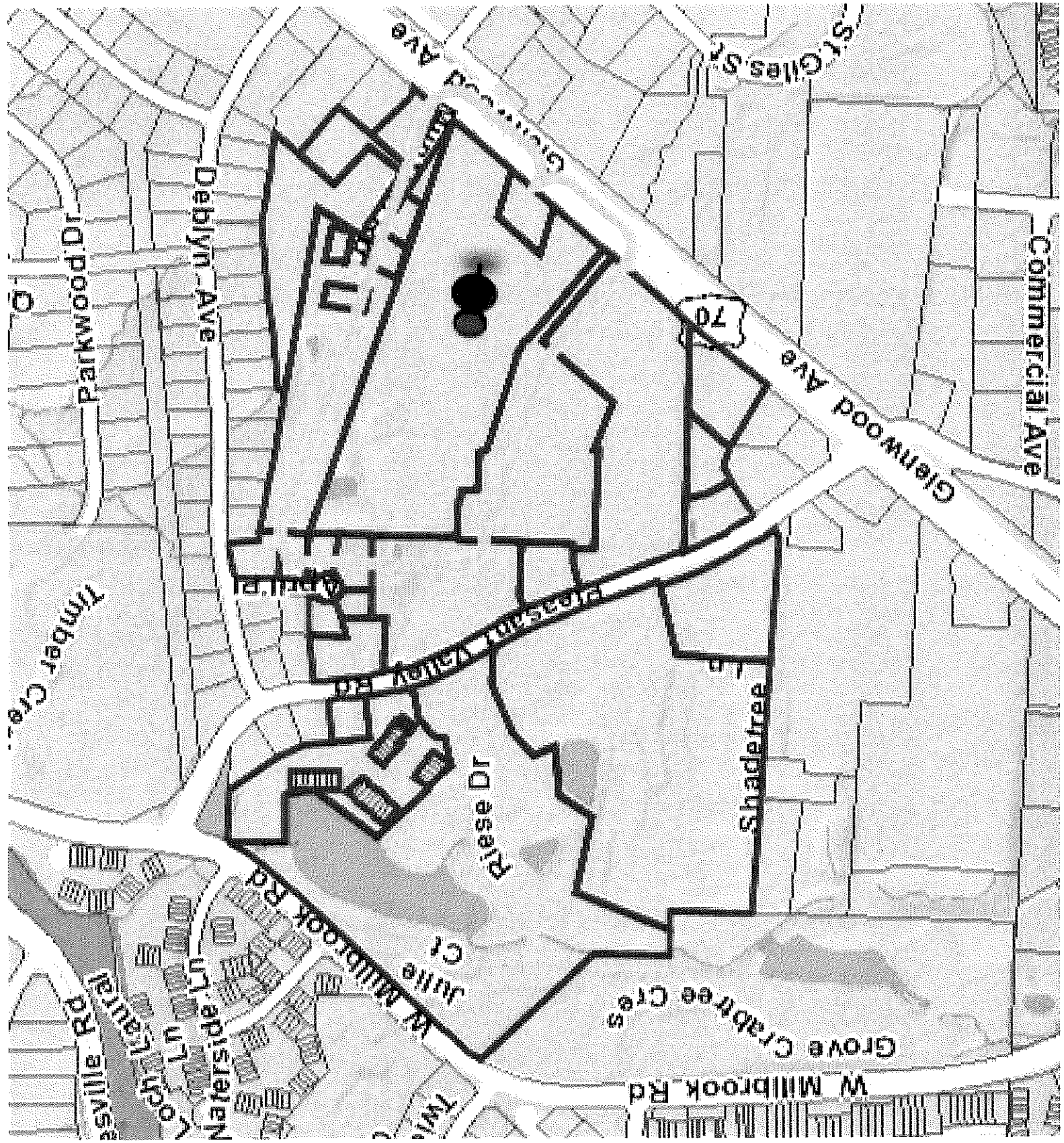


PROPOSED MONUMENT SIGN #1



PROPOSED MONUMENT SIGN #2







0786873182  
KIMCO RALEIGH LTD PARTNERSHIP  
3333 NEW HYDE PARK RD  
NEW HYDE PARK NY 11042-1204

0786775460  
WOOTEN, STERLING DILLON JR  
C/O MARVIN F POER AND COMPANY  
PO BOX 802206  
DALLAS TX 75380-2206

0786775761  
BFM REALTY LLC  
1248 GREENBRIAR DR  
VASS NC 28394-9200

0786775973  
BFM REALTY LLC  
1248 GREENBRIAR DR  
VASS NC 28394-9200

0786777799  
KIMCO RALEIGH LP  
3333 NEW HYDE PARK RD  
NEW HYDE PARK NY 11042-1204

0786785203  
ZEISLER MORGAN INDUSTRIES LTD  
LIABILITY CO  
30000 CHAGRIN BLVD  
CLEVELAND OH 44124-5721

0786787787  
6200 RALEIGH APARTMENTS LLC  
FELLERS SCHEWE SCOTT & ROBERTS INC  
PO BOX 450233  
ATLANTA GA 31145-0233

0786861893  
C AND J NEW HORIZONS INC  
ATTN: CHARLES E BRIGHT IV  
7408 SIEMENS RD  
WENDELL NC 27591-8317

0786866522  
MUNFORD PROPERTIES LLC  
5509 MUNFORD RD  
RALEIGH NC 27612-2621

0786866836  
MUNFORD, MARY LOIS  
5509 MUNFORD RD  
RALEIGH NC 27612-2621

0786866998  
MUNFORD, MARY LOIS  
5509 MUNFORD RD  
RALEIGH NC 27612-2621

0786868569  
PLEASANT VALLEY LLC  
5508 MUNFORD RD  
RALEIGH NC 27612-2621

0786868974  
PROFESSIONAL PK @ PLEASANT VALLEY  
1001 WADE AVE STE 300  
RALEIGH NC 27605-3323

0786868974  
S & C PROPERTY MANAGEMENT LLC  
5530 MUNFORD RD STE 119  
RALEIGH NC 27612-2638

0786868974  
S & C PROPERTY MANAGEMENT LLC  
5530 MUNFORD RD STE 119  
RALEIGH NC 27612-2638

0786868974  
BARLOW, MARGARET K. BARLOW, TODD R  
5600 WINTHROP DR  
RALEIGH NC 27612-2748

0786868974  
BAMBOO HOLDINGS LC  
5530 MUNFORD RD STE 107  
RALEIGH NC 27612-2638

0786868974  
BAMBOO HOLDINGS LC  
5530 MUNFORD RD STE 107  
RALEIGH NC 27612-2638

0786868974  
5530 MUNFORD LLC  
111 MUNFORD RD  
RALEIGH NC 27612-2638

0786868974  
5530 MUNFORD LLC  
111 MUNFORD RD  
RALEIGH NC 27612-2638

0786868974  
WENDRAFT LLC  
5530 MUNFORD RD STE 115  
RALEIGH NC 27612-2638

0786868974  
WENDRAFT LLC  
5530 MUNFORD RD STE 115  
RALEIGH NC 27612-2638

0786868974  
S & C PROPERTY MANAGEMENT LLC  
5530 MUNFORD RD STE 119  
RALEIGH NC 27612-2638

0786869878  
PLEASANT VALLEY LLC  
9104 GLENWOOD AVE  
RALEIGH NC 27617-7506

0786871774  
KIMCO RALEIGH LP  
3333 NEW HYDE PARK RD  
NEW HYDE PARK NY 11042-1204

0786878154  
PROFESSIONAL PK @ PLEASANT VALLEY  
1001 WADE AVE STE 300  
RALEIGH NC 27605-3323

0786878154  
MMAB LLC  
3103 CANOE BROOK PKWY  
RALEIGH NC 27614-8459

0786878154  
BETTER BUSINESS BUREAU OF EASTERN  
NC INC  
5540 MUNFORD RD STE 130  
RALEIGH NC 27612-2655

0786878154  
MMAB LLC  
3103 CANOE BROOK PKWY  
RALEIGH NC 27614-8459

0786878154  
MMAB LLC  
3103 CANOE BROOK PKWY  
RALEIGH NC 27614-8459

0786878154  
MMAB LLC  
3103 CANOE BROOK PKWY  
RALEIGH NC 27614-8459

0786878154  
PADGETT, KENNETH R PADGETT, TERESA  
S  
13312 ASHFORD PARK DR  
RALEIGH NC 27613-4149

0786878154  
BETTER BUSINESS BUREAU OF EASTERN  
NC INC  
5540 130 MUNFORD RD  
RALEIGH NC 27612-2655

0786878154  
BETTER BUSINESS BUREAU OF  
5540 MUNFORD RD STE 130  
RALEIGH NC 27612-2655

0786878298  
PROFESSIONAL PARK OWNERS  
ASSOCIATION, INC.  
UNITY CHURCH OF THE TRIANGLE, INC.  
1318 DALE ST STE 250  
RALEIGH NC 27605-1549

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
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CARY NC 27512-5426

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PO BOX 5426  
CARY NC 27512-5426

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
TELAMON PROPERTY LLC  
5560 MUNFORD RD STE 201  
RALEIGH NC 27612-2731

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
TELAMON PROPERTY LLC  
5560 MUNFORD RD STE 201  
RALEIGH NC 27612-2731

0786878298  
TELAMON PROPERTY LLC  
5560 MUNFORD RD STE 201  
RALEIGH NC 27612-2731

0786878298  
TELAMON CORP  
5560 MUNFORD RD STE 201  
RALEIGH NC 27612-2731

0786878298  
5560 MUNFORD PTNR LLC  
PO BOX 5426  
CARY NC 27512-5426

0786878298  
UNITY CHURCH OF THE TRIANGLE, INC.  
5519 MUNFORD RD  
RALEIGH NC 27612-2621

0786881131  
KIMCO RALEIGH LTD PARTNERSHIP  
3333 NEW HYDE PARK RD  
NEW HYDE PARK NY 11042-1204

0786884198  
KIMCO RALEIGH LTD PARTNERSHIP  
3333 NEW HYDE PARK RD  
NEW HYDE PARK NY 11042-1204

0786886634  
COZART, AMY BURGESS, MICAHAN J  
3821 SUMMERWOOD CT  
RALEIGH NC 27613-3021

0786888026  
BEALS, CHRISTI JANENE JONES, JANINE  
MARIA  
3813 APRIL PL  
RALEIGH NC 27612-2640

0786888210  
GOODMAN, KELLI D GOODMAN, CHARLES  
E  
3812 APRIL PL  
RALEIGH NC 27612-2640

0786888338  
PINEY GROVE AME CHURCH  
3813 PLEASANT VALLEY RD  
RALEIGH NC 27612-2624

0786888632  
IBARRA, JOEL  
9528 TREYMORE DR  
RALEIGH NC 27617-5270

0786889035  
JACOB, ANDREW G BROOKS, KIMBERLY Y  
3809 APRIL PL  
RALEIGH NC 27612-2640

0786889216  
HUGHES, JANE  
3808 APRIL PL  
RALEIGH NC 27612-2640

07868896247  
6200 RALEIGH APARTMENTS LLC  
FELLERS SCHEWE SCOTT & ROBERTS INC  
PO BOX 450233  
ATLANTA GA 31145-0233

0786980034  
COHEN, RHEA  
3805 APRIL PL  
RALEIGH NC 27612-2640

0786981064  
JEANES, GLENN G  
5813 DEBLYN AVE  
RALEIGH NC 27612-2609

0786981932  
SUMMERWOOD TOWNHOMES  
ASSOCIATION  
4112 BLUE RIDGE RD STE 100  
RALEIGH NC 27612-4652